

San Luis Obispo County

Department of Planning and Building Environmental Division

DATE: March 22, 2006

TO: Interested Parties

FROM: Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT**

PROJECT TITLE: San Miguel Ranch General Plan Amendment, and Vesting
Tentative Tract Map (LRP2004-00007) ED05-237

PROJECT APPLICANT: San Miguel Ranch LLC

RESPONSES DUE BY:

The County of San Luis Obispo will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report prepared by our agency when considering your permit or other approval for the project.

PLEASE provide us the following information at your earliest convenience, but not later than the 30-day comment period, which began with your agency's receipt of the NOP.

1. NAME OF CONTACT PERSON. (Address and telephone number)
2. PERMIT(S) or APPROVAL(S) AUTHORITY. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. ENVIRONMENTAL INFORMATION. What environmental information must be addressed in the Environmental Impact Report to enable your agency to use this documentation as a basis for your permit issuance or approval?
4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there others that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.

5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in equivalent level of detail with those listed above?
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.
7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the county in preparing the Environmental Impact Report.
8. FURTHER COMMENTS. Please provide any further comments or information that will help the county to scope the document and determine the appropriate level of environmental assessment.
9. EIR REQUESTED. Please indicate if you wish to receive a copy of the EIR when it is available. Please indicate whether you wish to receive a written or CD version.

The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Mr. Steve McMasters at the address shown above. We will need the name for a contact person in your agency. If you have any questions regarding the NOP or the proposed project, please contact Mr. Bill Henry at 805.543.7095 (x104).

In addition, an EIR scoping meeting will be held Tuesday, April 11, 2006, 7:00 P.M., at the San Miguel Community Center, located at 13th and K Streets. The EIR scoping meeting will be open to all interested parties and provide an opportunity for input relating to the scope and content of the EIR.

Signature _____
Steve McMasters, Project Manager
Environmental Division
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408-2040

Telephone: (805) 781-5010
Fax: (805) 781-2413
Email: smcmasters@co.slo.ca.us

Reference: California Administrative Code, Title 14, Section 15082



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST
(ver 2.1)

Project Title & No. San Miguel Ranch General Plan Amendment, and Vesting Tentative Tract Map (LRP2004-00007) ED05-237

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Bill Henry, Morro Group, Inc.

Prepared by (Print)

Signature

Date

Steve McMasters

Reviewed by (Print)

Ellen Carroll,
Environmental Coordinator

Signature

(for)

Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT DESCRIPTION

The proposed project consists of a request for approval of a General Plan Amendment and a Vesting Tentative Tract Map that would result in the rezoning and subdivision of approximately 550 acres in order to allow for a variety of residential, commercial, recreation, and open space land uses. The proposed General Plan Amendment was authorized for processing by the County Board of Supervisors, June 2005. The proposal includes provision of services by the San Miguel Community Services District (SMCSD) which would require expansion of the San Miguel Urban Reserve Line (URL) and the Urban Services Line (USL). Expansion of the URL and the USL would require action by the Local Agency Formation Commission (LAFCO) to annex the property to the SMCSD.

1. Project Location and Size

The site is located adjacent to and west of Highway 101, extending north from the Highway 101/10th Street interchange to the Highway 101/Mission Street interchange, near the southern boundary of Camp Roberts, and west and northwest of the community of San Miguel (refer to Exhibit B, Figures 1 through 4). The Salinas River is located approximately 1,200 feet east of the northwest boundary of the project site. The project site is in the Salinas River planning area.

The subject property currently consists of seven parcels ranging in size from 3.8 to 182 acres. The entire project site is currently designated Agriculture by the Salinas River Area Plan. The proposed project includes a General Plan Amendment that would result in the re-designation of the project site to the following land use designations: Residential Rural (RR); Residential Suburban (RS); Residential Single-family (RSF); Residential Multi-family (RMF); Commercial Retail (CR); Recreation (REC); and, Open Space (OS). Approximately 350 new parcels would be created.

2. Residential Uses

The Residential Rural lots would range in size from between 13.0 to 13.8 acres each and would be located primarily within the western portion of the project site. These lots would constitute the largest of the proposed residential land uses and are proposed to provide a transition between the existing residential uses located on the larger parcels to the west of the project site (refer to Exhibit B, Figure 4). The Residential Suburban lots would range in size from 2.0 to 6.8 acres each and would also include large-scale residential development (i.e., large single-family residences). RS lots would be

located within the central and western portions of the site (refer to Exhibit B, Figure 4). The Residential Single-family lots would range in size from 6,000 square-feet to 1.99 acres each and would consist of a range of single-family residences. RSF lots would be located within the northern and eastern portions of the project site (refer to Exhibit B, Figure 4). The Residential Multi-family lot would consist of a 3.7-acre area and would be located at the northernmost portion of the site adjacent to the commercial retail area (refer to Exhibit B, Figure 4). The RMF would consist of rental apartments or other multi-family uses with an approximate density of 8 to 12 units per acre. The proposed project will result in a total of 389 new residential units (in all residential categories).

3. Secondary Dwelling Units

Secondary dwelling units (SDUs) are a permitted land use, per Section 22.30.470 of the County of San Luis Obispo Land Use Ordinance, Title 22, within the RSF (lots 6,000 sq. ft. or greater), RS, and RR land use categories. If the project site is rezoned to the proposed residential designations, there is the potential for 345 additional dwelling units to be constructed on the project site. The applicant has stated that they would like to limit SDUs to lots that are 5.0 acres or greater. This would result in 14 SDUs under the above project description.

However, limiting SDUs per the applicant's request has the potential to place the County in a position of approving a project that is inconsistent with adopted county plans and policies (e.g., Housing Element Program HE 1.6). Housing Element Program 1.6 has been certified by the State and the County is currently in the process of revising the Land Use Ordinance to simplify and streamline the permitting process for SDUs. At this time, so as to avoid inconsistencies with county and state guidelines, the County would prefer to leave the option open to examine the feasibility and benefits of inclusion of an undetermined number of SDUs that is in excess of what the applicant has proposed as their preferred maximum. This evaluation would likely occur through the EIR Alternatives analysis and could potentially be used to identify project alternatives that reduce or avoid significant environmental impacts.

4. Commercial Uses

The Commercial Retail area would consist of a 6.2-acre lot and would allow for a variety of commercial uses such as a motel site, highway retail (e.g., gas station and fast food restaurant), and neighborhood retail (e.g., video store and hair salon), and would be located in the northernmost point of the project site (refer to Exhibit B, Figure 3). The motel would consist of an approximate 60 – 75 room facility.

5. Recreational Uses

The Recreation lots would consist of a 7.5-acre public park that would provide a mix of recreational opportunities such as soccer and ball fields, an approximately 16,000 square foot private park used as a "tot lot", and an approximately 27,000 square foot private park that would serve as a staging area for residents of the development using the trail system. The public park would be located near the northern portion of the project site (refer to Exhibit B, Figure 3). The public park would be dedicated to a public entity such as the County of San Luis Obispo or the San Miguel Community Services District. Maintenance funding for this park would be provided either through a Maintenance Assessment District, Landscape Lighting Assessment District, Mello Roos District, or similar funding mechanism. The private "tot lot" park would be located near the eastern boundary of the site and would consist of play equipment for children (refer to Exhibit B, Figure 3). The park proposed for trail staging would be designated for private use by the residents of the proposed project. This facility would consist of a parking area for those wanting to access the trail system for pedestrians, equestrians, and cyclists utilizing the trail system (refer to Exhibit B, Figure 3). The two private parks would be funded and maintained by the Home Owners Association.

Public trail easements are proposed to be located throughout the site within designated open space areas and would be designed to accommodate off-road bicycle, equestrian, and pedestrian uses. The specific location, extent, and trail design have not been determined at this time.

6. Circulation

Roadway access would be provided by two vehicular connections to the existing roadways on the east side of Highway 101. Primary access to the project site would be provided at the northern portion of the site through the addition of a connection to the underpass at the north end of Mission Street. A freeway interchange currently exists at Highway 101 and Mission Street, referred to as the South Camp Roberts Overhead (refer to Exhibit B, Figure 3). A second access point to the project site would be provided at the southern extent of the site through implementation of an improved link to West 10th Street and the nearby Highway 101 interchange, referred to as the North San Miguel Under Crossing (refer to Exhibit B, Figure 3). The southerly access point to 10th Street would be an unrestricted access by which residents of the project or the general public and emergency vehicles could access the site at anytime. There would be no gate or other form impediment.

7. Land Use Summary

The following table summarizes uses that would be included within the above proposed zoning designations.

Table 1

Proposed Land Uses	Units	Acres
Residential		
Residential Rural	8 units	105.8
Residential Suburban	39 units	139.3
Residential Single-family	298 units	156.8
Residential Multi-family	44 units	3.7
Subtotal	389	405.6
Commercial Retail		
Motel Site	60-75 Rooms	2.5
Highway Retail	-----	1.5
Neighborhood Retail	13,000 sq. ft.	1.0
Roads/Highway Buffer	n/a	1.2
Subtotal		6.2
Recreation and Open Space		
Recreation	3 Parks	8.5
Open Space	Trails/Open Space	129.7
Subtotal		138.2
TOTAL		550

8. Water Supply

Water use for the proposed project is estimated at 217,054 gallons per day (GPD) (estimate does not include secondary dwelling units). Peak water use is estimated at 459,687 GPD. Eight and twelve inch mains would be constructed throughout the site. Domestic water service would be offered to all residential units. Residential units with larger parcels (i.e., in excess of 1 acre) would have the option

of drilling wells for landscaping irrigation. The project applicant is requesting connection to the existing community water system provided by the San Miguel Community Services District (SMCSD). A looped system would be provided through a connection to the south into the existing 10th Street line that extends east under Highway 101 (refer to Exhibit B, Figure 3). To the north, the water line would be connected to Mission Street by boring east under Highway 101 just south of the existing grape processing facility -- or connected further north under the South Camp Roberts Under Pass, to Mission Street, and extend south along Mission Street into the existing system. The project would require an 850,000-gallon water storage reservoir that would be placed at the southern end of the site at the top of one of the higher elevation knolls. Either the existing well on the project site would be improved or one to two new wells would be drilled. In exchange for connection to the SMCSD domestic water system, the on-site wells would be connected to the SMCSD by the project applicant.

9. Wastewater Disposal

Wastewater flow generated by the project is estimated to average 200,000 GPD. The applicant is proposing to connect to the SMCSD wastewater disposal system. Because current wastewater flow into the SMCSD treatment plant averages 160,000 GPD and has maximum capacity of 200,000 GPD, an alternative to treating the additional wastewater generated by the project needs to be identified. At this time, the SMCSD states that one of three options would be implemented to accommodate the proposed project's wastewater disposal requirements. The first option includes connecting directly to the SMCSD wastewater treatment facility after the facility has been expanded. The SMCSD wastewater treatment facility is located approximately 3,000 feet east of the project site, east of Highway 101 and the Union Pacific Rail Road right-of-way, adjacent to and on the west side of the Salinas River, and in the northeast corner of the community of San Miguel. The applicant has purchased the property adjacent to and to the north of the existing facility and would allow for wastewater treatment plant expansion to occur on that site. The expansion would increase the wastewater facility's capacity to 500,000 GPD to accommodate the proposed project and create an additional treatment capacity of 140,000 GPD. A forced main would be necessary to transfer the wastewater to the treatment facility. Connection of the forced main to the project site would be provided via a new line that would parallel the water line alignment options described above. The applicant would fund the project's fair share of this expansion.

The second option that the SMCSD is considering for the proposed project is known as the "Camp Roberts Interconnect". This option would include extending a wastewater collection line from an existing underutilized wastewater facility located on the Camp Roberts Military Facility, south to the existing SMCSD system. The Camp Roberts wastewater treatment facility has a capacity of approximately 1,000,000 GPD and is located approximately 2.0 miles north of the SMCSD wastewater treatment facility and on the narrow strip of land east of Highway 101 and west of the Salinas River. The interconnect would substantially increase the SMCSD's treatment capacity and enable it to accommodate the proposed project. The location of the interconnect lines is not known at this time and the SMCSD is currently soliciting proposals to evaluate the two options. The third option would include sending all of the proposed project's wastewater directly to the Camp Roberts facility and not developing an interconnect between the two wastewater treatment facilities. The SMCSD is in the process of evaluating the three options and upon completion of their analysis will make a determination as to the best option for the proposed project.

10. Drainage

On-site drainage would be routed into one of the several drainage corridors located within the proposed open space areas and then into detention basins which would be located throughout the site. Total detention required would be approximately 80,265 cubic feet.

11. Phasing

The project would be constructed in three phases over an approximate 5-year period. Phasing would be implemented as follows:

- Phase I: This phase would be constructed over an 18-month period and includes lots adjacent to Highway 101, the road connection between the South Camp Roberts Overhead interchange and 10th Street, the 7.5-acre public park, the tot-lot, 147 RSF lots, 4 RS lots, and associated water and sewer infrastructure over an approximate 200 acre portion of the project site;
- Phase II: This phase would be constructed over a 24-month period, beginning 12 months after the start of Phase I and includes lots in the northern and western portion of the site, 112 RSF lots, 5 RS lots, 8 RR lots; and the commercial retail and RMF uses over an approximate 175-acre portion of the project site; and,
- Phase III: This phase would be constructed over the remaining 30-month period and includes 39 RSF lots, 30 RS lots, and remaining infrastructure and improvements over an approximate 175-acre portion of the project site.

ASSESSOR PARCEL NUMBER(S): 027-061-014, 021; 027-011-034, 035, 036; 027-151-011, 012 SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Dry-Land Agricultural Production

TOPOGRAPHY: Gently to moderately sloping with prominent drainage swales

VEGETATION: Annual Grassland; Blue Oak Savanna; Coastal Scrub

PARCEL SIZE: Approximately 550 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Camp Roberts Military Facility; Agriculture; undeveloped	<i>East:</i> Community of San Miguel; Highway 101; wine processing facility; undeveloped
<i>South:</i> Agriculture, Residential Rural; undeveloped	<i>West:</i> Agriculture; Residential Rural; undeveloped

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The 550-acre project site is located west of and adjacent to Highway 101, just north of the community of San Miguel and south of Camp Roberts, on gently to moderately sloping topography, east of the Santa Lucia Mountain Range (refer to Exhibit B, Figures 1 and 2). The northern portion of the site and eastern boundary includes approximately 6,000-feet of frontage adjacent to the Highway 101 right-of-way. The southern portion of the project site runs parallel to Highway 101 for approximately 4,500-feet and is located approximately 700 to 1,200-feet to the west of the highway. The portion of the project site adjacent to Highway 101 is subject to the Highway Corridor Design Standards as defined in the Salinas River Area Plan for the San Miguel area and the California Scenic Highway System. The vicinity of the project site is typified by rolling hills flattening out as they join the Salinas River east of the highway. The site ranges in elevation from approximately 620 to 820-feet above sea level. From the project site and general vicinity, the horizon line is defined mostly by low hills in the distance with the Santa Lucia Mountains to the west. The natural vegetative cover of the site and surrounding landscape is predominantly oak woodland and oak savanna, grassland, and dry-farmed grain, intersected with more heavily wooded drainages.

The existing views of the project site and its setting are high quality. The rolling hills combined with natural vegetation patterns results in an attractive landscape that largely defines San Luis Obispo County. The project setting is rural, and open space dominates the views from the highway. As evidenced by the site's designation as a sensitive and scenic area and inclusion in the Highway Corridor Design Standard requirements, the project site and the adjacent hillside backdrop contribute to an aesthetic quality valued in county planning policy. The project site and its surroundings are rural in visual character and mostly free from non-typical visual elements that would detract from the rural character and has a high degree of visual intactness.

Impacts. Construction of 389 residential units and an undetermined number of secondary dwelling units, approximately 6-acres of commercial retail, including a hotel, recreational facilities, and associated infrastructural improvements (e.g., roadways and the 850,000 gallon water storage reservoir) in an area previously consisting of and surrounded by agriculture, open space, and low density single-family residential uses would significantly alter the existing visual character of the project site and surrounding area, and expand the urban boundary of the community of San Miguel north and west of its current location. In addition, the expansion of the SMCSD wastewater treatment facility and expansion of wastewater treatment connection lines would also have the potential to alter the existing visual character of the areas east of and surrounding the project site. These proposed land uses would be visible from several points along Highway 101 and several surrounding public roadways within the area. The public roadway view corridor for the project would consist of both long- and short-range viewpoints. The proposed land uses (e.g., residential, commercial, and recreational/soccer and playing fields) would be a source of light and glare that currently does not exist on the project site. Sources of light and glare would include exterior lighting generated by the 389 primary residences and an undetermined number of secondary dwelling units and exterior and parking lighting for the commercial retail and hotel uses. Many of the residences are proposed to be located on or very near hilltops and ridgelines, and in close proximity to Highway 101, and have the potential to silhouette into the skyline as seen from both near and distant viewpoints along the highway and other public roadways. The potential aesthetics impacts are considered significant.

Mitigation/Conclusion. The aesthetic and visual impacts potentially resulting from the proposed project as well as associated wastewater and water infrastructural improvements, as seen from surrounding public roadways, shall be evaluated as part of the EIR. The visual impact analysis component of the EIR shall include a detailed review of the project design, site plans, topographic maps, building elevations, grading plans, landscape plans, lighting plans, wastewater treatment facility improvement plans, tree removal plans, etc. The analysis shall be conducted to determine if views of the project site from surrounding roadways and nearby recreational areas would be significantly impacted and if glare and/or night lighting would result in significant impacts. The analysis shall include identification of key viewing areas from public view corridors, accurate and verifiable photo-simulations, and an accompanying written analysis of impacts. This analysis shall form the basis for any required measures necessary to mitigate potentially significant impacts. Measures may include, but not be limited to, height limitations, locating residences off of ridgelines, roof and building design recommendations, and shielding of night lighting away from sensitive light receptors.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: <u>Conflict with Ag & OS Element</u></i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located within the Agriculture land use category. Existing agricultural uses on the site consist of dry farming over a majority of the site, with the exception of drainage corridors, roadways, and other limited areas. The soil types mapped for the site by the Natural Resources Conservation Service (NRCS) Soil Survey consist of the following: Arbutle-Positas

complex; Arbuckle-San Ysidro complex; Nacimiento-Los Osos complex; and, Nacimiento silty clay loam. The capability of these soils range from Class I (irrigated) to Class II, and from Class IV to Class VII (non-irrigated). The proposed project would result in the re-classification of the current Agriculture land use designation (constituting the entire 550-acre site) to a combination of residential, commercial retail, recreation, and open space land uses. The proposed project would also result in the expansion of the SMCSD's Urban Services Line (USL) to include the project site and expansion of the SMCSD's existing wastewater treatment facility and extension of wastewater and water lines (or connection of the project site and the SMCSD to the Camp Roberts wastewater treatment facility). Land use categories for parcels surrounding the project site are comprised primarily of Agriculture with the exception of properties located adjacent to the southeastern portion of the site that are designated Residential Rural.

Impacts. The County Agricultural Commissioner's Office has reviewed the proposed project and states that conversion of 550-acres of agriculturally designated land to residential and commercial uses is considered a potentially significant agricultural resource impact. The project site contains productive soils that are designated for agricultural uses. These soils can support a variety of crops including grains, wine grapes, orchards, pasture, and grazing. The combination of soils, water resources, climate, existing parcel sizes and configuration, surrounding agricultural land, and compatible rural uses make the project site well suited for production agriculture. The Agricultural Commissioner's Office states that there are currently 766-acres of undeveloped land within the URL, of which 686-acres are designated Agriculture. With this quantity of undeveloped land currently existing within the URL, the Department states that the proposed project is premature and inconsistent with the Agriculture and Open Space Element of the General Plan. The project also has the potential to result in land use conflicts with adjacent agricultural lands and operations and to result in remnant pockets of agriculturally designated land. This would potentially result in an increased pressure to convert specific properties as well as agricultural land in the surrounding area. The proposed project would utilize over 450,000 gallons per day of groundwater during periods of peak use which could potentially affect agricultural production on surrounding properties due to lowered groundwater levels. The expansion of the SMCSD wastewater treatment facility would result in an excess capacity of 140,000 GPD above the proposed project's requirements, installation of associated wastewater collection lines, extension of water supply lines, and possible extension of wastewater collection lines to the Camp Roberts wastewater treatment facility. Creation of additional wastewater treatment capacity and extension of water and wastewater service lines beyond the existing Urban Services Line and through or adjacent to properties currently designated Agriculture has the potential to result in long-term agricultural land conversion impacts. The potential agricultural resources impacts are considered significant.

Mitigation/Conclusion. Impacts to productive agricultural soils, existing agricultural uses, incompatibility conflicts between agricultural and non-agricultural land uses, cumulative agricultural resource impacts, and long-term growth inducing impacts shall be evaluated in the project EIR. Consultation with the County Agriculture Department is required to assist in identifying impacts and identifying mitigation measures. Mitigation measures may include the incorporation of design features into the proposed project, such as agricultural buffer zones.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the [2003 CEQA Air Quality Handbook](#) to evaluate project specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The primary source of air pollutants in the air is motor vehicles. The APCD is the agency charged with developing and updating (every three years) the Attainment Plan for the County. San Luis Obispo County has been designated as a Non-Attainment Area for State standards for ozone and particulate matter. The project site currently generates very little motor vehicle related air pollution, due to its agricultural uses. Dust (particulate matter) is generated by agricultural operations, tractors, and other equipment operating on unpaved roadways and agricultural fields.

Impact. APCD has reviewed the proposed project and states that the proposed general plan amendment would result in a significant increase in the anticipated population growth relative to the APCD's Clean Air Plan expectations. APCD states that the proposed project has the potential to contribute to cumulative air quality impacts resulting from the fracturing of agricultural lands and conversion to residential development in areas far removed from commercial services and employment centers. APCD states that such development fosters further dependence on the automobile, and in the case of the proposed project, has the potential to contribute to cumulative air quality impacts. The potential air quality impacts are considered significant.

The proposed project would result in both short- and long-term air quality impacts. Short-term impacts would occur during project construction due to emission from construction equipment as well as from particulate emissions (dust) generated by project grading. As proposed, the project would result in the grading of approximately 400 acres of the 550-acre project site, including site preparation and grading necessary to construct the 389 primary residences and an undetermined number of secondary dwelling units located on lots ranging in size from 6,000 square feet to 13.8 acres in size. Long-term project impacts would result from vehicle traffic generated by the proposed dwelling units, commercial retail facilities, and recreation facilities. Conservative projections indicated that the proposed project would result in over 4,000 average vehicle trips per day (based 389 primary residential units) and that these emissions would exceed the APCD Tier 1 significance thresholds. In addition, the project has the potential to result in long-term growth-inducing impacts and potential

inconsistencies with the CAP due to the extension of water and wastewater disposal services beyond the Urban Services Line and through areas that are currently designated Agriculture.

Mitigation/Conclusion. Air quality impacts resulting from the proposed project shall be evaluated as part of the project EIR within a detailed, quantified analysis in consultation with the APCD. The analysis shall include a determination of impacts related to on-site fugitive dust generation and other pollutants during project construction, and the long-term generation of pollutants from automobile traffic and on-site energy consumption. Mitigation measures may be necessary in order to reduce potentially significant air quality impacts including, but not limited to: reducing construction phase emissions through fugitive dust control and control of equipment emissions; asbestos control; vehicular emission reductions (activity management, Best Available Control Technology, efficient vehicular entry and circulation, etc.); and, energy efficiency and site design.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following assessment is based on the draft "San Miguel Focused Biological Studies and Wetland Delineation", prepared by Rincon Consultants (September 16, 2005) for the 550-acre project site, and on preliminary consultation with the California Department of Fish and Game (CDFG). Vegetative communities of the project site consist of agricultural lands, blue oak savannah, coastal scrub, and ruderal grassland. The results and findings of the above report and CDFG consultation are summarized below:

Special-Status Plant Species. Of the seventeen listed special-status plant species known to occur in the general vicinity of the project site, fourteen were identified as potentially occurring the project site. These species range from List 1B to List 4 California Native Plant Society species and are considered rare to plants of limited distribution. The fourteen species include Indian Valley spineflower, dwarf calycadenia, Hardham's evening-primrose, Lemmon's jewelflower, round-leafed filaree, Kellogg's horkelia, Salinas Valley goldfields, Jared's pepper-grass, Davidson's bush mallow, Paso Robles navarretia, shinning navarretia, prostrate navarretia, hooked popcorn-flower, and Santa Cruz microseris. Two focused botanical surveys were conducted in April and June 2005 for these species and none of the fourteen species were identified on site.

Plant Communities of Special Concern. Two plant communities of special concern were noted as occurring within the general vicinity of the project site. These plant communities are valley oak woodland and sycamore alluvial woodland. These two communities were not observed on-site during

focused surveys. However, mature blue oak trees (i.e., tree with a diameter at breast height greater than 6 inches) are located in abundance throughout the project site and comprise a blue oak savannah habitat. The County of San Luis Obispo considers blue oak savannah to be a sensitive habitat type.

Wetland Habitat. A delineation of wetlands was conducted that identified approximately 13 acres of “non-wetland waters of the U.S.” which are located within three of the project site’s drainages. These drainages likely fall under the U.S. Army Corps of Engineers’ (ACOE) jurisdiction as waters of the U.S. Approximately 14 acres located within the project site’s drainages would fall under CDFG jurisdiction as waters of the State of California.

Special-Status Wildlife Species. Of the twenty listed special-status wildlife species known to occur in the general vicinity of the project site, ten were identified as potentially occurring within the project site. These species range from federally threatened to California Species of Concern. Based on the presence of suitable habitat, general-level surveys were conducted during Spring and Summer 2005 to determine habitat suitability for the following ten species: San Joaquin kit fox; vernal pool fairy shrimp; western spadefoot toad; California horned lizard; Silvery legless lizard; California horned lark; prairie falcon; Salinas pocket mouse; American badger; and, burrowing owl. During general level surveys, only the San Joaquin kit fox was observed on the project site. Presence or absence of all other species was not determined and further protocol surveys for species such as the kit fox and vernal pool fairy shrimp are likely to be required.

Wildlife Corridors. CDFG reviewed the proposed project and states that the project site is potentially significant as a movement corridor for the San Joaquin kit fox due to its close proximity to Camp Roberts and other known kit fox populations to the east. CDFG states that implementation of the proposed project could contribute to blocking an important link between kit fox populations or impede movement of kit fox within their known range. Wildlife surveys conducted by Rincon in 2005 reported observation of kit fox as well as numerous potential den sites.

Impact. The proposed project would have both direct and indirect impacts on existing plant and animal species as well as sensitive habitat and movement corridors. Project development would result in the direct loss and/or fragmentation of vegetation and habitat found on the project site, as well as indirectly impacting habitats surrounding the proposed project. These impacts would be due to the construction of 389 primary residential lots, multi-family housing, approximately six acres of commercial retail, approximately eight acres of parks and open space trails, and related infrastructure. Sensitive habitat impacted would include the blue oak savannah and would result from grading and development occurring within the dripline of the trees, removal of the trees, and fragmentation of the contiguous stands of blue oak savannah habitat. The drainages located throughout the project site that contain waters of the U.S. would potentially be impacted as a result of increased sedimentation and erosion, development of recreational paths, and construction of roadway and other related infrastructure. The proposed project has the potential to result in direct (during construction) and indirect (during the operational phase of the project) impacts to the Federally Endangered and State Threatened San Joaquin kit fox and the Federally Threatened vernal pool fairy shrimp. In addition, the proposed expansion of the SMCSO’s wastewater treatment facility and extension of the water and wastewater lines (potentially to the Camp Roberts wastewater treatment facility) would also have the potential to result in similar impacts summarized above. The potential biological resources impacts are considered significant.

Mitigation/Conclusion. The impact of the proposed project on existing plant and animal species, as well as on habitat and movement corridors, shall be evaluated within a detailed biological resources analysis as part of the EIR. This analysis shall include project-specific as well as cumulative biological resources impacts. If necessary, a peer review and/or update of the 2005 Rincon biological study shall be performed. Consultation with the U.S. Fish and Wildlife Service and CDFG will be

required to determine the appropriate level of analysis for federally threatened and endangered species. Mitigation measures will be necessary in order to mitigate potentially significant impacts to biological resources. Recommended mitigation may include replacement of removed or impacted oaks trees, additional design features to avoid movement corridor impacts, pre-construction surveys for sensitive species, identification and acquisition of off-site kit fox habitat, and obtaining permits from state and federal agencies. Based on preliminary meetings with CDFG, the project applicant may be required to prepare a Habitat Conservation Plan (HCP) and obtain a Federal Endangered Species Act Section 10.A.1.b take authorization. If this is the case, mitigation measures recommended in the EIR would need to be consistent with those recommended as part of the HCP.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. CULTURAL RESOURCES - The project site is located in an area historically occupied by the Salinan speaking peoples of California. A Phase I archaeological surface survey for the 550-acre project site was performed by Gibson's Archaeological Consulting in 2005. Archaeological evidence has revealed that the ancestors of the Salinan settled in Monterey County, north of the project site, more than 5,000 years ago. An archival records search for the project site and a one-quarter mile area around it was made with the Central Coast Archaeological Information Center and it was reported that no cultural resources have been recorded. During the surface survey of the project site, ground surface visibility was fair to excellent throughout a majority of the site. The areas of the site most likely to contain cultural resources had recently been disked. Upon completion of the surface survey, Gibson reported that no prehistoric cultural materials (including seashell fragments, stone tools and fragments, stone flakes, bone, burnt rock, etc.) or significant historic cultural materials (including square nails, purple glass, historic shells, etc.) were noted anywhere on the project site. Senate Bill 18 (SB 18) requires consultation between a CEQA lead-agency (i.e., the County of San Luis Obispo) and Native Americans for projects that include general plan amendments, specific plans, and changes to open space. The County will implement the SB 18 consultation process with Native Americans and the Native American Heritage Commission as part scoping the environmental document.

PALEONTOLOGICAL RESOURCES - The project site overlays two geologic units that include Quaternary old alluvium and the Paso Robles Formation. In San Luis Obispo County, with the exception of younger alluvium, the older alluvium formation have produced the remains of ice age mammals including ground sloth, bison, horse, camel, and mammoth. The Paso Robles Formation has yielded a wide variety of terrestrial mollusks, crustaceans, giant tortoise, elephant, and mastodon, as well as a fossil walrus. These sediments contain significant, non-renewable, paleontological resources and are considered to have high paleontological significance.

Impact. CULTURAL RESOURCES - Based on the report prepared by Gibson, no prehistoric or historic archaeological/cultural materials were noted on the project site. The nature of the landform comprising the project site and the pattern of known prehistoric sites in the San Miguel area support the negative finding of the surface survey and records search. Therefore, grading, trenching, and construction throughout the project site would not have an adverse impact on any known

archaeological/cultural resources; however, inadvertent discoveries are possible.

It should be noted that cultural resource investigations have not been completed that evaluate the potential impacts of expanding the SMCSD's wastewater treatment facility, extending wastewater lines to the Camp Roberts wastewater treatment facility, or extending a water and wastewater lines from the project site to various water supply and wastewater treatment facilities. Given the record of cultural resources in the area, it is possible that pre-historic or historic resources could be present within these alignments. If resources are present, potential impacts resulting from these off-site activities could be significant and shall be evaluated in the project EIR.

PALEONTOLOGICAL RESOURCES – Subsurface paleontological resources may be encountered during grading and excavation activities associated with the proposed project. The potential paleontological resources impacts are considered significant.

Mitigation/Conclusion. CULTURAL RESOURCES - No significant cultural resource impacts are expected to occur on the project site, and no mitigation measures are necessary. However, cultural resources associated with the wastewater treatment facility expansion and water and wastewater disposal line installation shall be evaluated and mitigation measures shall be recommended if warranted.

PALEONTOLOGICAL RESOURCES - Impacts to paleontological resources shall be evaluated as part of the EIR. Mitigation measures shall be identified as part of the EIR and may include the temporary halting of construction activities in areas where paleontological resources are unearthed, the use of a paleontological monitor, avoidance of resources through subsurface testing, recovery and curation of significant resources, and worker training.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project consists of areas that are nearly level to moderately to steeply sloping rolling hills. The project site ranges in elevation from 620 to 820 feet above sea level. The project site is located outside of the Geologic Study area designation and is underlain by alluvium of the Salinas River and the Paso Robles Formation. The alluvium underlies the lower and flatter areas on the eastern portion of the site, and the Paso Robles Formation underlies the ridges and rolling hills located throughout the remainder of the site.

LANDSLIDES – Preliminary information indicates that bedding in the Paso Robles Formation in the vicinity of the project site is nearly flat to gently sloping and the risk of landslide is low.

SEISMICITY – The nearest significant fault is the Rinconada fault located approximately 7 miles to the southwest of the project site at its nearest point. The analyses in the County's Seismic Safety Element suggests that this fault is capable of generating small earthquakes (magnitude less than five), but that the potential for a damaging earthquake is very low.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest waterway to the project site is the Salinas River and is located approximately 0.4 miles to the east. A majority of the site's natural surface drainage currently collects in one of the five drainage features located on the site. These drainages convey surface runoff from the surrounding hillsides and direct it to the east and northeast of the project site, through storm drains located under Highway 101, then discharge surface runoff further north into the Salinas River. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly to moderately drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (Section 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low to moderate shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 400 acres of the 550-acre project site. The quantity of site alteration and increase in impervious surfaces upon implementation of the project is considered significant and has the potential to result in increased site disturbance, erosion, and down-gradient sedimentation into creeks and drainages, and eventually the Salinas River (located approximately 1,200 feet east of the northwestern boundary of the project site). In addition, the soil types mapped for the proposed project site have moderate erodibility. Expansion of the SMCSD's wastewater treatment facility adjacent to the Salinas River and extension of wastewater collection and water supply delivery lines throughout the vicinity of the project site has the potential to result in construction of these facilities in potentially geologic unstable areas (e.g., areas with high liquefaction potential or areas with flooding potential). The potential geology and soils impacts are considered significant.

Mitigation/Conclusion. The potential site alteration and drainage, erosion, and sedimentation impacts of the proposed project shall be evaluated in the EIR. Mitigation measures shall be developed relative to slope stability, landform alteration, drainage and detention design recommendations, minimizing sedimentation and erosion impacts during construction through preparation and implementation of a SWPPP, and minimizing sedimentation and erosion during the operation of the proposed project.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in an area containing predominantly undeveloped, open space, and agricultural lands, with sparsely scattered single-family residences. The southern boundary of the Camp Roberts military training facility is located 100 to 1,000 feet to the north of the northern portion

of the project site. At this time, there are no known hazardous waste sites or pipelines underlying or in the vicinity of the project site and the site is not located in an area of known hazardous material contamination. The commercial retail component of the project may include construction of a gas station that would result in the potential for hazardous material storage and/or usage on the project site. The project site is not within a high severity risk area for fire and is not located within the County of San Luis Obispo's Airport Review area designation.

Camp Roberts is used as an Army National Guard and U.S. Army Reserve unit training facility. The approximately 42,000-acre facility supports light and heavy maneuver training (tanks, tracked combat vehicles, recovery vehicles, etc.), live-fire training, aerial gunnery, drop zones, and limited airfield capabilities on two airfields.

Impact. The proposed project does not specifically propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The project site is located in close proximity to the southern portion of the Camp Roberts military facility and the potential exists for exposure of residents of the proposed project to potentially hazardous activities occurring at the base and in close proximity to the project site. The potential hazards and hazardous materials impacts are considered significant.

Mitigation/Conclusion. The potential hazards impacts associated with the location the proposed project and the resulting permanent residential population, as well as intermittent users, adjacent to the Camp Roberts military facility shall be evaluated in the EIR.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located adjacent to and west of Highway 101, across the Highway from a large wine processing facility, and south of the Camp Roberts military facility. The topography between the highway and the western portion of the site adjacent to the highway is nearly level to moderately sloping. The elevation of this nearly level portion of the site is approximately 20 to 40 feet above the highway elevation and the sloping portions of the site adjacent to and facing the highway range from 40 to 140 above the highway. Within this portion of the project site, approximately 120 to 150 primary single-family residences and potentially an equal number of secondary dwelling units are proposed and no intervening topography exists which would result in reduction of noise levels. Ambient noise levels adjacent to Highway 101 in the vicinity of the project site have been measured at noise levels exceeding 60 dbA as recent as 2004. The County considers residences as sensitive noise receptors and the noise generated by the highway would likely exceed Noise Element thresholds for sensitive receptors. The County Noise Element states that maximum acceptable levels of transportation-related noise exposure for noise sensitive land uses is 60 Ldn (outdoor activity areas) and 45 Ldn (interior spaces). The topography between the project site and the southern portion of Camp Roberts is relatively flat. Camp Roberts is an active military installation that provides

facilities for ordnance and other weapon training (refer to Section 7; Hazards and Hazardous Materials, Setting). New sources of noise, or increases in the ambient noise level, include transportation-related noise caused by additional trips generated by proposed residential, commercial, and recreational development, as well as noise generated during the construction of the proposed development.

Impact. The proposed project would result in a significant number of primary and secondary single-family and multi-family residences (i.e., sensitive receptors) that would be exposed to noise levels in excess of County Noise Element standards, as a result of being in close proximity to Highway 101, Camp Roberts, and the nearby wine processing facility. Construction of the proposed project would result in a short-term increase in noise levels as experienced by surrounding existing sensitive receptors. The 389 primary residences and associated commercial retail development would generate over 4,000 average vehicle trips per day, which would contribute to an increase in the ambient noise level in the San Miguel area and along transportation routes in the vicinity of the project site. These increases in ambient and transportation-related noise may result in potentially significant impacts. The potential noise impacts are considered significant.

Mitigation/Conclusion. The impact of the proposed project upon ambient noise levels due to project construction and long-term operation of the project, as well as potential exposure of sensitive receptors to existing off-site noise sources such as Highway 101, shall be evaluated in the project EIR. Mitigation measures may include modifications to the proposed design, incorporation of exterior and interior noise level reduction measures (e.g., earthen berms, noise walls, residential construction standards, etc.), and disclosure to all future residents of the activities that occur at the Camp Roberts military facility.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in a semi-rural area that supports both agricultural and rural residential lots with the Camp Roberts military facility to the north. A majority of the existing residential uses in the area are located to the south and east within the community of San Miguel. As part of the project, the SMCSD's existing wastewater treatment facility would be expanded to accommodate the proposed project and additional development within the SMCSD USL. Extension of wastewater collection and water delivery lines from the project site to wastewater treatment and waters supply

facilities would also be required. These lines would potentially be extended from within the existing Urban Services Line (USL) of the community of San Miguel, north along Mission Street, then west under Highway 101.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance during 2006. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

Impact. The proposed project would result in the development of 389 primary residential units (single- and multi-family) and an undetermined number of secondary dwelling units. The residential development as well as the proposed commercial retail development would generate increased population in the area as well as the need for increased services which would indirectly generate the demand for new housing in the area. Fuel and energy would be required in the short-term to accommodate construction of the proposed project and in the long-term electricity and natural gas would be required to serve the operation phase of the project.

The extension of the water and wastewater disposal lines north and outside of the USL of the community of San Miguel along Mission Street, and the expansion of the SMCSD wastewater treatment facility (or connection by the SMCSD to the Camp Roberts wastewater treatment facility), has the potential to result in significant growth inducing impacts. Growth inducing impacts would occur through the introduction of utilities in areas previously not serviced by the SMCSD and through increased wastewater treatment capacity resulting from the applicant's partial funding of treatment plant expansion or connection to the Camp Roberts facility. Expansion of the treatment plant would result in an increased capacity of 300,000 gallons per day (GPD). Approximately 200,000 GPD would be to serve the proposed project and the remaining 140,000 GPD would serve future growth not related to the proposed project. Areas that may be induced to growth are those located adjacent to or in the nearby vicinity of the expanded USL and the newly installed water and wastewater disposal lines (potentially extending as far north as Camp Roberts). At this time, a majority of such properties are designated agriculture and are currently undeveloped. The potential growth inducing impacts are considered significant.

Mitigation/Conclusion. The proposed project would both directly and indirectly increase existing population levels and housing demand in the area. In addition, the proposed extension of water and wastewater services has the potential to result in significant growth inducing impacts. These growth inducing and housing and population increases shall be evaluated in the project EIR.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Schools?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site would be served by the County Sheriff's Department and San Miguel Community Services District Fire Department as the primary responders. The closest Sheriff sub-station is located in the City of Paso Robles, approximately 10 miles south of the project site. The SMCSO Fire Department is located on Mission Street in the community of San Miguel approximately 1.5 miles southwest of the project site and the California Department of Forestry (CDF) Fire Station nearest the project site is located in Paso Robles approximately 12.5 miles south. The project site is currently served by CDF and is located within a "moderate" fire hazard area with a 20-minute response time. SMCSO's service area is estimated to consist of a population of 1,900 who reside in approximately 700 residential units (M. Ellison, SMCSO; 2006).

The project site would be served by the San Miguel Joint Unified School District. The District provides K-8 education at Lillian Larsen School for students in San Miguel and outlying areas, including Heritage Ranch. District enrollment for 2005/2006 is 472 and currently exceeds capacity. High school age students attend Paso Robles High School which is currently well over design capacity.

Impact. Implementation of the proposed project would result in 389 primary residential units and an undetermined number of secondary dwelling units, commercial retail development, and increased permanent population of approximately 600 to 800 individuals or more. As a result there would be an increased demand for fire and sheriff protection, increased number of students within the San Miguel Joint Unified School District, increased roadway impacts on county and state maintained roads, increased quantity of solid waste generated and disposed of at the Paso Robles Landfill, and increased demand on other public facilities such as libraries. Therefore, the proposed project, may have a significant impact on public services, including police and fire protection, and schools.

Mitigation/Conclusion. The proposed project may have a project-specific effect, and in combination with others in the project area, would have a cumulative effect on police, fire, school, roadway, and solid waste public services and infrastructure. The need for any additional service facilities shall be evaluated in the project EIR. The project's ability to maintain acceptable service ratios, response times or other performance objectives for any public service shall be evaluated and mitigation measures identified. Mitigation measures recommended by the Sheriff's Department may include site design measures and the need for adequate exterior lighting. Mitigation measures recommended by SMCSO/San Miguel Fire or CDF may include provision of fire hydrants, adequate water flows, and the use of fire retardant roof materials. Implementation of solid waste redirection programs both during project construction and long-term operation of the project shall also be required.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that the project site is located within the Salinas River Trail Corridor. There are four public parks located within the community of San Miguel Urban Reserve Line and are within one to three miles of the project site. The proposed project would include three recreational facilities, one of which would be open to use by the general public and the other two reserved for use by residents of the proposed project. The public park facilities would consist of a 7.5-acre public park that would provide a mix of recreational opportunities, such as soccer and ball fields and an approximately 27,000 square foot park that would serve as a staging area for residents of the development and the general public using the system of trails that would be located throughout the open space portions of the proposed project. The private facilities would consist of an approximately 16,000 square foot private park used as a “tot lot”.

Impact. The project is located within an area where it has the potential to affect park or other recreational resources, and would potentially result in significant project-specific and/or cumulative need for additional park or recreational resources. Future development of the project site may preclude construction of a segment of the Salinas River Trail. Additional residential development would contribute to the cumulative demand for recreational resources in the County. The potential recreation impacts are considered significant.

Mitigation/Conclusion. To mitigate for potentially significant and cumulative impacts on County-wide recreational resources and facilities, the applicant would be required to pay an in-lieu Quimby fee as a condition of general plan amendment approval. In addition, the applicant may be required to set aside a trail easement for future development of the Salinas River Trail. Recreational impacts of the proposed project shall be evaluated in the project EIR.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing “Levels of Service” on public roadway(s)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The roadway system adjacent to the project site consists of Highway 101 and Mission Street to the east, and 10th Street to the south. Highway 101 is a four-lane highway that runs north-south through San Luis Obispo County. Mission Street is a frontage road that parallels Highway 101 to the east of the project site, crosses under the highway to the west, and would provide primary access for project residents and others utilizing the project site. This interchange is referred to as the South Camp Roberts Overhead. To the south, 10th Street would provide a second access point to and from the project site to the community of San Miguel and points beyond. The southerly access from the project site to 10th Street would consist of a two-lane roadway and would extend in a southerly direction to a point on 10th Street approximately 1,300-feet west of the Highway 101/10th Street interchange (i.e., the North San Miguel Under Crossing). The southerly access point to 10th Street would be an unrestricted access by which residents of the project or the general public and emergency vehicles could access the site at anytime. There would be no gate or other form impediment to vehicle flow.

Impact. The proposed project would generate traffic on local roads as well as onto Highway 101. Traffic would be generated by the proposed residential (389 primary residential units), commercial retail, and recreational facilities that are expected to generate over 4,000 average trips per day. The impact of this number of trips has the potential to cumulatively impact Highway 101 and associated nearby interchanges, including but not limited to, the Highway 101/Highway 46 East interchange to the south), reduce level of service on nearby local roadways, create unsafe conditions on local roadways, impede adequate emergency service access, and conflict with policies pertaining to alternative transportation. The potential traffic and circulation impacts are considered significant.

Mitigation/Conclusion. Transportation and circulation impacts resulting from the proposed project shall be evaluated as part of the project EIR. This shall be implemented through preparation of a traffic impact study that is consistent with county and state traffic modeling efforts for the region. Consultation with County Department of Public Works, Caltrans, and the San Luis Obispo Council of Governments shall be required to determine the appropriate scope of this analysis. This analysis shall include, but not be limited to, existing conditions, proposed project only conditions, cumulative conditions, and cumulative conditions plus proposed project conditions. The analysis shall determination long-term traffic conditions on impacted roadways, highway interchange capacity, future service levels, impacts or needed improvements to roadways such as 10th Street or Mission Street, emergency access, and parking capacity.

The analysis contained within the EIR shall identify mitigation measures necessary to reduce traffic and circulation impacts to the greatest extent feasible.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project would be served by the San Miguel Community Services District (SMCSD). Wastewater flow generated by the project would be approximately 200,000 GPD. The SMCSD will determine which of the three options (or combination there of) described in the project description will be best suited to serve the proposed project. The options include 1) Expansion of the SMCSD facility; 2) Developing an interconnect between the SMCSD and the Camp Roberts facilities; and, 3) Sending the proposed project's wastewater directly to the Camp Roberts facility. Current wastewater flow into the SMCSD treatment plant averages 160,000 GPD. The existing plant has a capacity of 200,000 GPD. As part of the connection to the District SMCSD's wastewater facility, the applicant is proposing to partially fund expansion of the plant to a capacity of 500,000 GPD. Connection of a forced main to the project site would be provided via a new line that would extend north from the wastewater treatment facility along Mission Street and then east at some point north of the community.

The Camp Roberts wastewater treatment facility has a capacity of 1,000,000 GPD. If the SMCSD determines that the Camp Roberts interconnect wastewater treatment facility project is a more feasible alternative than expansion of the SMCSD's existing facility, this alternative would be implemented to serve the proposed project. The third option being evaluated by the SMCSD would include connecting the project site directly to the Camp Roberts facility without an interconnect to the SMCSD facility. Both of the Camp Roberts options would require extension of a wastewater collection lines from Camp Roberts, to the SMCSD facility, and to the project site. The potential alignment of these lines has not been determined.

Impact. The project proposes an off-site connection to the SMCSD's or the Camp Roberts' wastewater treatment facilities as its means to dispose of wastewater. At this time, the community system does not have the capacity to accommodate the effluent generated by the proposed project. Expansion of and connection to the SMCSD's wastewater disposal system or connection to the Camp Roberts wastewater facility has the potential to result in groundwater and surface water impacts through inadequate treatment methodology or through wastewater effluent spills.

Secondary cultural, biological, visual, water supply, air quality, and other issue area impacts may result due to expansion and operation of the SMCSD's wastewater treatment facility, connection to the Camp Roberts wastewater facility, and installation of the wastewater disposal lines between the wastewater treatment facility and the project site. The potential wastewater impacts are considered significant.

Mitigation/Conclusion. Primary and secondary impacts potentially resulting from expansion of the District's wastewater treatment facility through use of either of the two options shall be evaluated in the project EIR. Consultation with the County Environmental Health Department and the Regional Water Quality Control Board would be required to evaluate impacts associated with the proposed disposal methods and expansion of the District's wastewater disposal facility.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The applicant estimates that water use for the proposed project is estimated at an average of 217,054 gallons per day (GPD), with peak water use estimated at 459,687 GPD. These numbers do not include potential water usage associated with development of an undetermined number of secondary dwelling units (a maximum of 345). Domestic water service would be offered to all residential units and residential units, with larger parcels (i.e., in excess of 1 acre) would have the option of drilling wells for landscaping irrigation. This would result in 68 residential lots with individual wells in addition to the one to two wells that would be developed to supply the overall project. The project applicant is requesting connection to the existing community water system provided by the San Miguel Community Services District (SMCSD). A looped system would be provided through a connection under Highway 101 into the existing 10th Street line on the south. To the north, the water line would be connected to Mission Street by boring under Highway 101 just south of the existing grape processing facility -- or connected under the existing Mission Street underpass and extended south along Mission Street into the existing system. The project would require development of an 850,000-gallon water storage reservoir that would be located at the southern end of the project site. Either the existing well on the project site would be improved or one to two new wells would be drilled to provide domestic water service to the site. The new well/s (excluding the 68 individual wells) would be connected to the existing SMCSD system as part of a proposed arrangement between the SMCSD and the applicant.

A report summarizing groundwater conditions of the project site has been prepared by Cleath & Associates (Ground Water Conditions at San Miguel Ranch, November 17, 2005). This report states that the wells of the project site tap aquifers of the Paso Robles Ground Water Basin and that these aquifers appear to extend to the south and are also tapped by other domestic and irrigation wells.

The project site has two wells, the one located on the north side of the project site was pump tested in 2005 at 1,000 gallons per minute for 72 hours. No other wells were measured during the pumping test to see if there was any interference.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. The proposed project would utilize a substantial quantity of groundwater - which has the potential to result in exceedance of the safe annual yield and drawdown of aquifers in the surrounding area as well as long-term cumulative impacts to the Paso Robles Groundwater basin, resulting in potential water supply impacts to surrounding property owners. Per California Water Code Section 10912, the proposed development is considered a "Project" and may therefore require preparation of a Water Supply Assessment per either Senate Bill 610 or 221 (or both). Both statutes require detailed information regarding water availability to be provided to the lead agency decision-makers prior to approval of the project.

The proposed project would result in approximately 400 acres of disturbance for the purposes of construction of the various elements of the development. The project site is in close proximity to the Salinas River and could result in surface water impacts due to increased sedimentation, erosion, and urban-related pollutants such as pesticides and petroleum bi-products.

Secondary impacts to cultural, biological, visual, water supply, air quality, and other issue areas may result due to installation of the water supply lines between the water treatment facility and the project site.

The potential water supply impacts are considered significant.

Mitigation/Conclusion. The impact of the proposed project on water supply and surface water quality shall be evaluated in the project EIR. A hydro-geological analysis of groundwater supply in the area of the project site as well as surrounding residential and agricultural properties relying on individual wells shall be required to determine project-specific and long-term cumulative impacts, and safe yield of the project site. In addition, a Water Supply Assessment per either Senate Bill 610 or 221 (or both) may be required to be prepared as part of the EIR or in coordination with the EIR. The EIR shall also evaluate the short- and long-term impacts of the proposed project on surface water quality due to the area of proposed disturbance.

15. LAND USE - <i>Will the project:</i>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: <u>Economic and Social Effects</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 5 of the Initial Study. The proposed project was taken before the County Board of Supervisors June 7, 2005 in a request for authorization of the processing of this General Plan Amendment. The Staff Report prepared for the Board of Supervisors' consideration evaluated the proposed project's consistency with general goals of the Land Use Element, Agriculture and Open Space Element policies, Housing, Safety, and Noise Element policies, and applicable Planning Area Standards. As part of this process, the project was referred to the Air Pollution Control District, County Agricultural Commissioner's Office, and subsequently to the California Department of Fish and Game (CDFG). Based on responses from these agencies and staff's review of applicable goals and policies, it was determined that the project would be potentially inconsistent with numerous policies and goals found in the above planning documents. In addition, due to the project's size and location, CDFG states that the proposed project may not be consistent with the memorandum of understanding between CDFG and U.S. Fish and Wildlife Service pertaining to CDFG's authority to independently evaluate impacts and appropriate mitigation for the Federally Endangered San Joaquin kit fox. The project therefore may be required to prepare a Habitat Conservation Plan and obtain a Section 10.A.1.b. Take Permit and a Section 2081 California Endangered Species Take Permit.

California Environmental Quality Act Section 15131 allows for the inclusion of social and economic effects of a proposed project to be analyzed in an EIR. In the case of the proposed project, CEQA allows that economic and social effects of a physical change may be used to determine that the physical change is a significant effect on the environment (e.g., an EIR for a proposed shopping center located away from the downtown shopping area must discuss the potential economic and social consequences of the project, if the proposed center would take business away from the downtown and thereby cause business closures and eventual physical deterioration of the downtown). The proposed project includes 13,000 square feet of "neighborhood retail", an unspecified quantity of "highway retail" over a 1.5-acre area, and a 60 to 75-room motel facility. The commercial retail components of the project would be accessible from north and southbound highway on- and off-ramps via the South Camp Roberts Overhead interchange. Based on a Community Study prepared by California Polytechnic State University, San Luis Obispo in 2003, the downtown area of San Miguel consists of approximately 89,256 square feet of commercial retail and 17 hotel rooms.

For residents of the proposed project, connectivity between the project site and the commercial retail area of San Miguel would be via the proposed secondary access south to 10th Street, Highway 101, or the Mission Street frontage road. Due to the indirect nature of these routes and distance between the proposed commercial retail and the community of San Miguel, it is expected that the proposed project may adversely effect the existing business community by drawing away potential clientele.

Mitigation/Conclusion. The land use inconsistencies of the proposed project shall be evaluated as part of the project EIR. In addition, the EIR shall include an evaluation of the social and economic effects of the project on the community of San Miguel.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☒
☐
☐
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☒
☐
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☒
☐
☐
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File
<input checked="" type="checkbox"/>	County Environmental Health Division	In File
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	In File
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	In File
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Game	In File
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	In File
<input checked="" type="checkbox"/>	San Miguel Community Service District	In File
<input checked="" type="checkbox"/>	Other <u>County Parks Division</u>	In File
<input type="checkbox"/>	Other _____	Not Applicable

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Ground Water Conditions at San Miguel Ranch Letter; Cleath & Associates; November 17, 2005

Paleontological Survey and Evaluation of Camp Roberts and Camp San Luis Obispo, California Army National Guard Facilities, Central California; Cogstone Resource Management, Inc.; May 2005.

Results of Archival Records Search and Phase One Archaeological Surface Survey for the San Miguel Ranch Development West of Highway 101, San Miguel, San Luis Obispo County, CA; Gibson's Archaeological Consulting; August 8, 2005

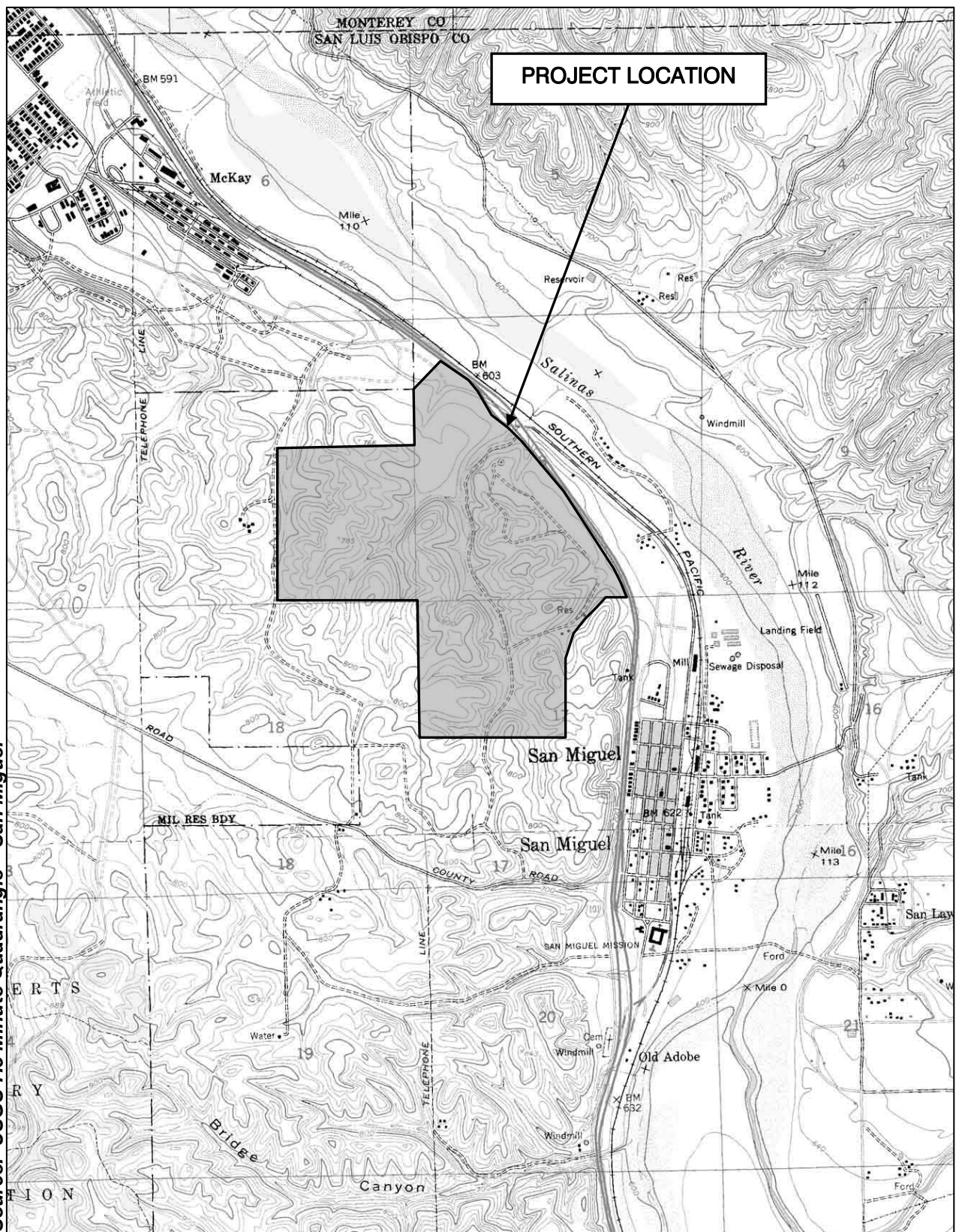
San Miguel Ranch Focused Biological Studies and Wetland Delineation; Rincon Consultants, Inc.; September 16, 2005

San Miguel Ranch, San Luis Obispo, CA, Preliminary Hydrogeology & Hydraulic Report; RRM Design Group; October 27, 2005

San Miguel Ranch Water and Sewer Service Memorandum; Wallace Group; November 18, 2005

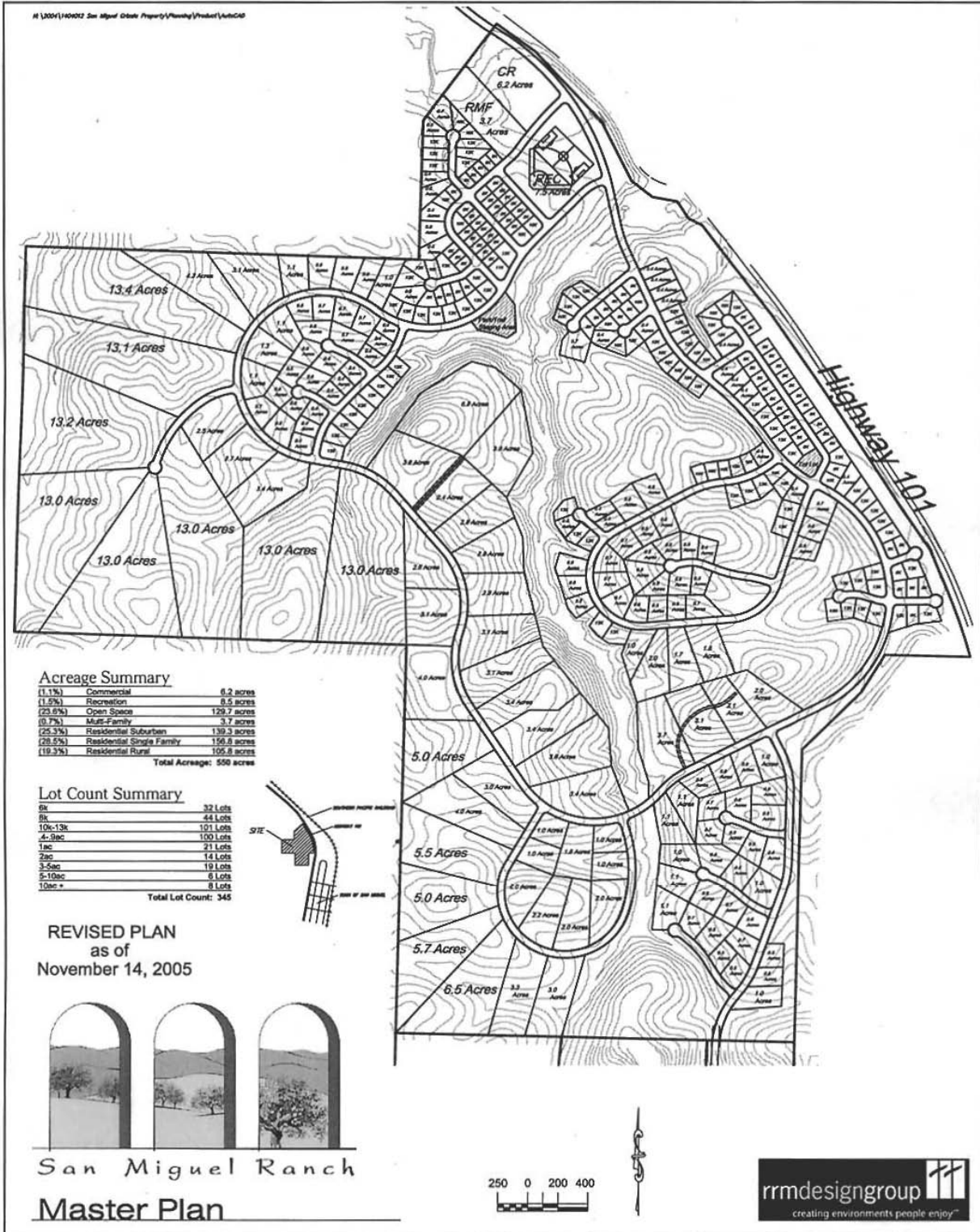
Exhibit B – Figures 1 through 4

Source: USGS 7.5 Minute Quadrangle – San Miguel

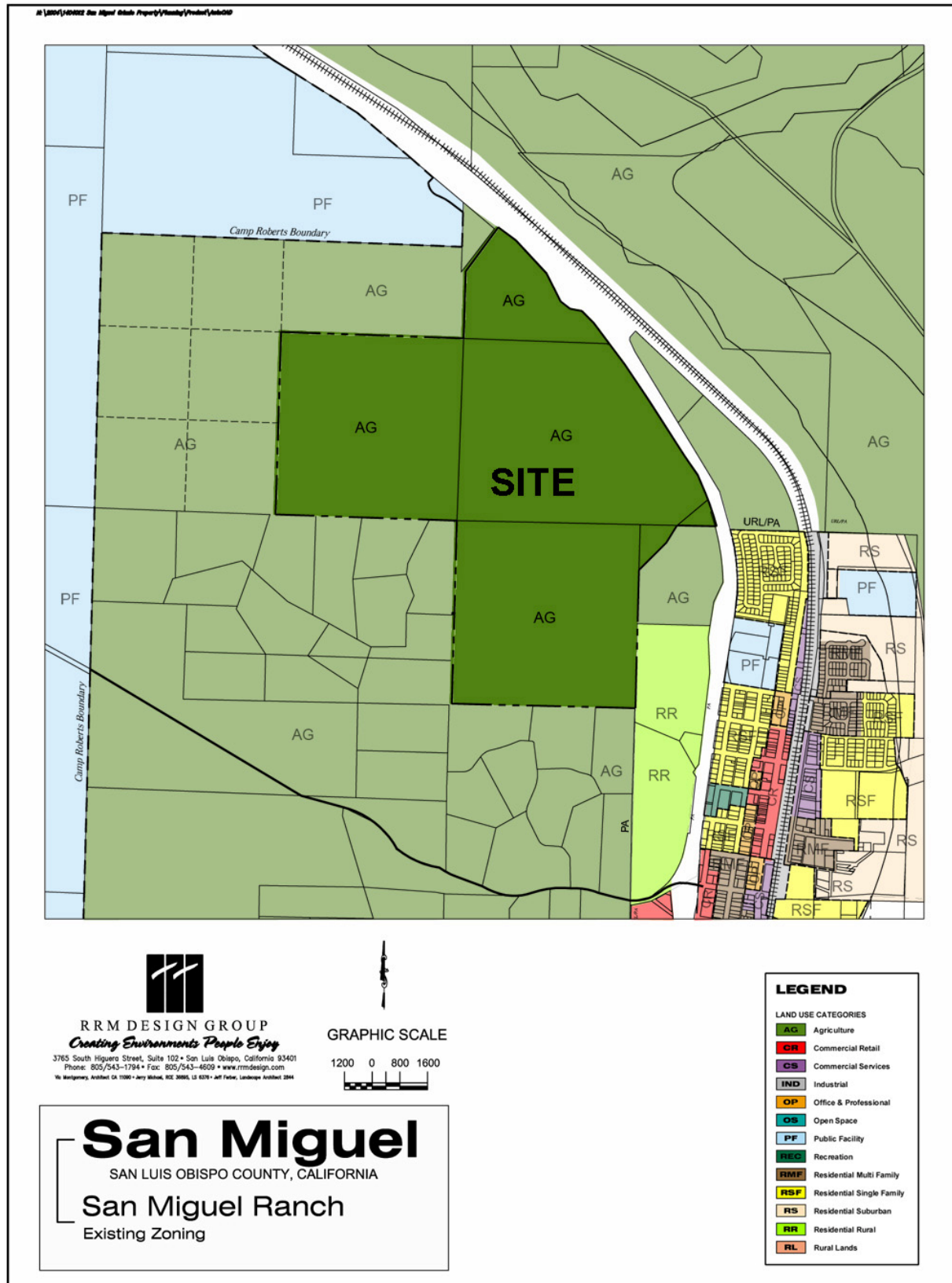


NORTH
Not to Scale

LOCATION MAP
FIGURE 2



MASTER PLAN
FIGURE 3



EXISTING ZONING
 FIGURE 4

Exhibit C – Referral Responses

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
TELEPHONE (805) 549-3111
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05>

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November 15, 2004

SLO-101 PM 67.22/67.71
San Miguel Ranch
LRP2004-00007

New Project Referral

North County Team
San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Dear: North County Team

The California Department of Transportation (Department), District 5, Development Review has reviewed the above referenced project and offers the following comments regarding the traffic impacts to State Transportation facilities.

General Comments: The San Miguel Ranch Project proposes to amend the County General Plan, in order to change the zoning at the development site from agriculture to single family residential. In all, the applicant wishes to allow for 324 residential lots on a total of 550 acres located on the west side of U.S. 101 between the North San Miguel Under Crossing (U/C) and the South Camp Roberts Over Head (O/H).

Members of District 5 Development Review, Traffic Operations, and Permits Staff, met with the applicants and their representatives within the last year to discuss the project's access onto U.S. 101. At that time, Department Staff advised the applicants that project ingress/egress would not be allowed at the southbound 101/North San Miguel U/C ramp as this would create a safety concern and compromise the operational integrity of the U.S 101 under-crossing facility.

District 5 Staff have not changed their assessment of that initial proposal. The Department is however, gratified that the applicants have heeded the advice offered by District 5 Staff to relocate their proposed San Miguel Ranch Project access to U.S. 101, just west of and connecting to the southbound 101/South Camp Roberts O/H ramp termini. Northbound U.S. 101 access to the project will be accommodated

with similar ease as a result of the project circulation modifications. San Miguel Ranch residents will benefit from their circulation modifications because project-generated traffic will have access to U.S. 101 at a currently underutilized interchange where they can safely access both the northbound and southbound ramps, hence avoiding potential delay and safety concerns associated with their initial proposal.

The Department would ask of the applicants that they endeavor to design their project connection to the U.S. southbound ramp termini to avoid a 5-legged intersection configuration. Typically, on all new construction and major reconstruction of interchanges, the Department's Highway Design Manual requires that a minimum distance (curb return to curb return) between ramp intersections and local road intersections shall be at least 125 meters. District 5 Staff is aware of the physical limitations of the site with the railroad and U.S government facility located to the north and the private landowner to the south.

Traffic Study: Given the scope of the proposed project (324 residential units), Development Review requests that a full traffic impact study (TIS) be conducted by the applicants to gauge the traffic impacts on the State highway system. The TIS should be included in the environmental document for the San Miguel Ranch Project.

The following traffic analysis scenarios are offered as a reference, to be found in the Department's, *Guidelines for the Preparation of Traffic Impact Studies*.


- Existing Conditions – Current year traffic volumes and peak hour LOS analysis of effected State highway facilities.
- Proposed Project Only – Trip generation, distribution and assignment in the year the project is anticipated to complete construction.
- Cumulative Conditions – (Existing conditions Plus Other Approved and Pending Projects Without the Proposed Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.
- Cumulative Conditions Plus Proposed Project - (Existing conditions Plus Other Approved and Pending Projects Plus the Proposed Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.
- Cumulative Conditions Plus Proposed (Interim years) Trip assignment and peak hour LOS analysis in the years the project phases are anticipated to complete construction.

North County Team
November 15, 2004
Page 3

For a complete copy of the Caltrans, *Guide for the Preparation of Traffic Impact Studies*, please utilize the following internet site:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

Thank you for the opportunity to comment on the New Project Referral for the San Miguel Ranch Project. If you have any questions please call me at 549-3683.

Sincerely; -



James Kilmer
District 5
Development Review

cc: File, D. Murray, R. Barnes, S. Senet



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: March 7, 2005

TO: John Hand, Senior Planner

FROM: Lynda L. Auchinachie, Agriculture Department *pk*

SUBJECT: San Miguel Ranch General Plan Amendment Authorization LRP2004-00007 (0952) Revised Comments

Summary

Preliminary evaluation of the San Miguel Ranch proposal raises several questions and concerns regarding potential impacts to agricultural resources. The proposal appears to be premature as there are currently approximately 766 acres of undeveloped area within the existing San Miguel Community Service District area of which 686 acres are within the Agriculture land use category. With this amount of undeveloped area already within the existing urban service area, is there a need at this time to further expand urban boundaries and identify additional agricultural lands for future urban uses? Based on available information, the proposal is not consistent with Agriculture and Open Space policies for conversion of agricultural land and the requested authorization is not supported by the Agriculture Department.

Introduction

This authorization report responds to your request for preliminary comments on the proposed San Miguel Ranch General Plan Amendment. The comments and recommendations in our report are based on current departmental policy, agricultural policies contained within the Agriculture and Open Space Element to protect agriculture resources and requirements of the California Environmental Quality Act (CEQA).

A. Project Description and Agricultural Setting

The applicant is requesting to change the land use designation on a 550-acre project site from Agriculture to residential and retail/office uses to allow for the development of 324 residences and a mixed-use complex. The project site consists of five parcels of four, 49, 160, 160, and 185 acres each. The applicant is also requesting to expand the existing Urban Reserve Line (URL) and to be annexed into the San Miguel Community Service District. The project site is located west of the San Miguel, off Highway 101, near the southbound Mission Street exit (just south of Camp Roberts). Properties surrounding the project site are zoned for agriculture with the exception of the most southeastern area that includes zoning for rural residences.

The agricultural area west of San Miguel consists of large parcels, such as the project site, capable of supporting dry farm grain production, wine grapes, orchards, pasture and grazing. Ranchettes with small agricultural operations and residences are also located in the general area. The soils of the project site and area include *Arbuckle-San Ysidro complex*, a soil that is considered prime if irrigated and *Arbuckle Positas complex*, *Nacimiento silty clay loam*, and *Nacimiento-Los Osos complex*. As previously stated, these soils are capable of supporting a variety of crops including grains, wine grapes, orchards, pasture, and grazing. The project site has historically supported dry farm grain production. Based on available information, it appears the site has adequate water resources to support irrigated production agriculture such as vineyards and orchards. The combination of soils, water resources, climate, existing parcel sizes/configuration and surrounding agricultural land uses indicates this area is well suited for production agriculture.

B. Evaluation of Policy Consistency and Potential Impacts

The Agriculture Department has reviewed the proposed project for consistency with the agricultural policies in the Agriculture and Open Space Element as follows:

- AGP11: Agricultural Water Supplies – Proposal should maintain water resources for production agriculture; general plan amendments that result in increased residential density that may adversely affect water supplies, quality, or groundwater recharge capability are not supportable.
- AGP17: Agricultural Buffers – Proposal should be able to incorporate adequate linear separation to protect existing or potential production agriculture in area of proposed conversion.
- AGP24: Conversion of Agricultural Land – Proposal should protect lands with established or potential production agriculture. Conversion should not occur on lands that are capable of supporting production agriculture or create additional pressure for conversion of nearby agricultural lands. Conversion should not occur until urban areas are largely built-out.

Proposals that are not consistent with Agriculture and Open Space Element policies are not supportable.

Agriculture and Open Space Element Policy Consistency

The following is a general discussion of project consistency with Agriculture and Open Space Element policies.

Agricultural Water Supplies – Maintaining sufficient quantities of available irrigation water is vital for sustaining production agriculture in the San Miguel area. To establish if the proposal is consistent with this policy the following questions need to be answered: What will be the source of water for proposed development? How much water is required to support the proposal? Will proposed development negatively impact agricultural

groundwater supplies in the San Miguel area? Will the proposed residences adversely affect groundwater recharge further impacting water resources in the area?

Agricultural Buffers – The proposed residential and commercial uses may result in land use conflicts with adjacent agricultural lands. Agricultural buffers are required for both existing and potential agricultural uses. The proposed project does not specifically identify agricultural buffers. Buffer recommendations are based on both project and site-specific circumstances and further evaluation is necessary to determine adequacy of buffers, however, there appears to be adequate area to accommodate buffers within the project site. Development potential may be affected by buffering requirements. Conceptually, the proposal is consistent with AGP17.

Conversion of Agricultural Lands – The goal of AGP24 is to protect agricultural resources and discourage the conversion of agricultural lands to non-agricultural uses. Criteria have been developed to establish consistency with this goal as discussed below.

- *Expansion of existing urban or village areas should not occur until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot be accommodated within the existing urban area.*

The conversion of 550-acres of agricultural lands to urban uses is significant. Prior to conversion of agricultural lands, there needs to be a determination if the San Miguel area is built-out. The Planning Department has previously indicated areas within the Urban Reserve Line (URL) are built-out. However, there are currently approximately 766 acres of undeveloped area within the existing San Miguel Community Service District area of which 686 acres are within the Agriculture land use category. With this amount of undeveloped area already within the existing urban service area, is there a need at this time to further expand urban boundaries and identify additional agricultural lands for future urban uses? If urban expansion is required to occur in the surrounding agriculture areas, where and to what extent should that development occur and how can impacts to agricultural resources be minimized? The Agriculture Department believes the proposal is premature and inconsistent with this aspect of AGP24.

- *Urban expansion should occur only where contiguous to an existing urban reserve line.*

The project site abuts a small portion of the URL located in a rural area of San Miguel. The proposal would create of an island of agriculturally zoned property between the project site and the URL. The project meets the criteria of being adjacent to the URL, but the creation of an island of agriculturally zoned property is not consistent with AGP24.

- *The land does not meet the criteria for inclusion in the Agriculture as agriculture production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses.*

The proposal would result in the conversion of 550-acres of productive soils that are designated for agricultural uses. These soils can support a variety of crops including grains, wine grapes, orchards, pasture, and grazing. The combination of soils, water resources, climate, existing parcel sizes/configuration, and surrounding agricultural land and compatible rural uses indicates this area is well suited for production agriculture. The proposal is not consistent with AGP24 because production agriculture is feasible as the site is not constrained by physical features or adjacent incompatible land uses.

- *Conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture.*

The development of urban uses as proposed would create remnant pockets of agriculturally zoned land. This would increase the pressure to convert specific properties as well as other agricultural land in the general area. For this reason, the proposed conversion would not be consistent with AGP24.

If we can be of further assistance, please call 781-5914.



19
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2004 SEP 14 AM 11:03

RECEIVED

OCT 07 2004

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

9/13/04 10/06/04
Parks

From:

To: FROM:

North Co. Team
(Please direct response to the above)

San Miguel Planning & Bldg

San Miguel Ranch

LRP 2004-00007
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: General Plan Amendment to change zoning from agriculture to zoning category to allow for 324 lot subdivision, consisting of multiple lot sizes, 32% open space & a trail course. (On 550 acres) San Miguel.

Return this letter with your comments attached no later than:

9/28/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

no comment at this time. Future development (subdivision) will be subject to Quinquity fees and applicable Building Division fees.

10/06/04
Date

Jon Dilled
Name

4089
Phone

SAN MIGUEL ADVISORY COMMITTEE

P. O. Box 425
San Miguel, Ca. 93451

October 5, 2004

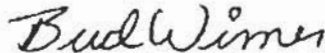
Subject: Rancho San Miguel

To Whom It May Concern:

Mr. Brent Grizzle has been meeting with the San Miguel Advisory Committee for the past several months, and has been asking for and incorporating our input into the Rancho San Miguel Development Plan.

We've appreciated the openness and receptivity Mr. Grizzle has demonstrated and are in favor of his development as it has been presented to date.

Sincerely,



Bud Wimer, chairman
San Miguel Advisory Committee



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

JD

DATE: September 27, 2004

TO: North County Team
County Department of Planning and Building

FROM: Andy Mutziger, Air Quality Specialist *AAG for*
San Luis Obispo County Air Pollution Control District

SUBJECT: APCD Comments on Proposed San Miguel Ranch General Plan Amendment
LRP 2004 - 00007

Thank you for including the Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located northwest of the San Miguel urban reserve line (URL). The proposed project calls for a General Plan Amendment to change zoning for a 550 acre parcel from agriculture to a combination of residential (66%), open space (32.3%), and commercial retail (1.7%). Furthermore, the San Miguel Ranch proposal calls for annexing land into the existing San Miguel Urban Reserve Line (URL). The proposed residential portion of the project accommodates several residential categories, but results in a very low overall housing density with only 324 lots within the 363 acres for housing. Additionally, the proposed residences are single homes on large lot sizes. One percent of the open space will be designated for recreational purposes and the remainder will include preservation and enhancement of features such as natural creeks.

The San Miguel Ranch proposal would result in a significant increase in the anticipated population growth relative to the APCD's Clean Air Plan (CAP) expectations. We are very concerned with the cumulative effects resulting from the ongoing fracturing of rural and agricultural lands and the increased residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. While housing needs are a big concern for San Luis Obispo County, we must work to provide housing in a sustainable fashion, making sure we have utilized all the space that currently exists within the Urban and Village Reserve Lines.

We continue to see an increase in the number of requests to convert agricultural lands to more intense uses throughout San Luis Obispo County. This is inconsistent with the land use planning strategies recommended in the CAP which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development.

While the property seeking reclassification borders the URL, and is adjacent to existing commercial service and industrial property, this piecemeal approach to planning does not allow for proper evaluation of proposed development in the area as a whole. By circumventing a comprehensive evaluation of the overall planning direction for the area, approval of this

development has the potential to significantly contribute to existing stresses on air quality, circulation, infrastructure and other natural and physical resources that cannot be easily mitigated.

For the above listed reasons, we do not support the proposed General Plan Amendment request and recommend denial of this proposal to change agricultural land to other zoning categories that allow for 324 lot subdivision. Should this project continue to move forward against our recommendation, we would like to be included in the review of future development proposals for the property. A project of this magnitude would require a complete environmental impact review to fully evaluate the construction and ongoing operational impacts. We can then provide information on local, state, and federal air quality requirements that would be applicable to this project.

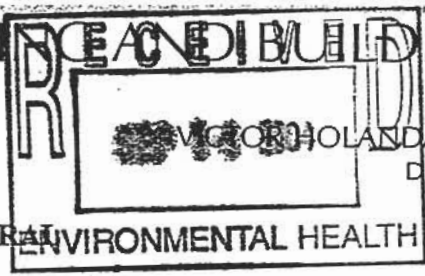
Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.



SL

19
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE: 9/13/04
TO: Env. Health
FROM: North Co. Team
(Please direct response to the above)

San Miguel Ranch
LRP 2004-00007
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION: General Plan Amendment to change zoning from agriculture to zoning category to allow for 324 lot subdivision, consisting of multiple lot sizes, 32% open space & a trail course. (On 550 acres) San Miguel.

Return this letter with your comments attached no later than: 9/28/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
____ YES (Please go on to Part II)
____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
____ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Concerns would be an adequate and sustainable water supply for 324 lots.

9/23/04 Laurie Salo 781-5551
Date Name Phone



JH, Ek

19

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

SEP 14

OCT 08 2004

VICTOR HOLANDA, AICP
DIRECTOR

Planning & Bldg

THIS IS A NEW PROJECT REFERRAL

DATE:

9/13/04

FROM

PLW

FROM
TO

North Co. Team

(Please direct response to the above)

San Miguel Ranch

LRP 2004-00007

Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

General Plan Amendment to change zoning from agriculture to zoning category to allow for 324 lot subdivision, consisting of multiple lot sizes, 32% open space & a trail course. (On 550 acres) San Miguel.

Return this letter with your comments attached no later than:

9/28/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

IF THE B/S APPROVES THIS FOR PROCESSING THE FOLLOWING SHOULD BE REVIEWED: DRAINAGE - STORM WATER RUN OFF NEEDS TO BE CONVEYED TO THE RIVER OR RETAINED ON SITE, IF WATER IS DUMPED ONTO EXISTING TOWN STREETS THEY NEED TO PARTICIPATE IN A STORM DRAIN TO THE RIVER. TWO POINTS OF ACCESS NEED TO BE DEVELOPED AND SHOULD BE REQUIRED TO BE IN PLACE BEFORE AN APPLICATION IS ACCEPTED TO SUB DIVIDE, ONE SHOULD PROBABLY CONNECT TO 10th STREET AND WHILE THE PROPOSED ROAD FROM CAMP ROBERTS MAY REMAIN AN

Date

01 OCT 2004

Name

Goodwin

Phone

5252

please see other side

PERFORMANCE GROUP

715 24TH St. Suite T
805-239-3535

Paso Robles, CA 93446
800-245-6635 Fax: 805-239-3549

Miss Elizabeth Kavanaugh
SLO County Planner
County Government Center
San Luis Obispo, CA 93408

RECEIVED
SEP 26 2005
Planning & Bldg

Dear Miss Kavanaugh:

To review our telephone conversation, last week Mr. Brent Grizzle showed us his Revised Plan as of August 31, 2005. We had been aware of the project since it abuts the north side of our 18.3 acre property at 10255 Mission Almond Way in San Miguel. When Mr. Grizzle first informed us of the project more than a year ago, we were very disappointed because when we purchased our property in 2000, someone in the Planning Department assured us that the 160 acre property to our North was zoned Agricultural and could not be split into smaller parcels.

When he first showed us his plan, Mr. Grizzle told us that the County was requiring him to provide an "emergency escape road" out of his proposed development south to 10th Street. He said he really needed to get our permission to use the easement road along the entire western boundary of our property. He tried to convince us that the road would seldom be used by the future property owners in his development since they will have an easy access to the 101 Highway at the north end. We argued that with 320 homesites planned, and with an average of 3 cars per household, it was likely that we could see several hundred cars per week passing by our house on the easement road. He tried to tell us speed bumps would discourage them, but we disagreed. The road will definitely bring traffic to the area that we didn't think would ever happen when we bought our land.

Anyway, when we saw that the members on the Advisory Committee for San Miguel were in favor of the project, we figured that project approval was inevitable. We saw his original Master Plan and the layout of the project was such that there was a greenbelt behind our house, and his projected properties north of ours were large parcels of 12-15 acres each. We felt that if we had to go along with the project, at least we would be looking out on only 4 or 5 large parcels similar to ours.

However he has revised his Plan. He has increased the number of homesites from 320 to 345. And now we will be looking out at 25-30 1-2.5 acre parcels which completely compromises our privacy, not to mention that having that many smaller parcels on the southern boundary of his project will send even more people down the road adjacent to our property which, by the way, he has moved to our eastern boundary.

Needless to say, we are not happy with his Revised Plan and would like to put you on notice that we oppose the Revised Plan. We will not oppose his original Plan and would suggest that he be required to revert back to it. Or if there is some other problem with that Plan, revise the map regarding the land immediately to our north whereby there once again will only be a small number of large (12-15 acre) parcels.

Thank you in advance for your response,



Noel Carpenter,
715 24th St., Suite T
Paso Robles, CA 93446
e-mail: cash@tcsn.net

September 19, 2005

Re: Groundwater Basin Study and North County Developments

Dear Supervisors Ovitt, Lenthall, Achadjran, Bianchi, Patterson

The San Luis Obispo County Public Works Department commissioned the Paso Robles Groundwater Basin Study, the final report* dated February 2005 stated in its cover letter to Mr. Honeycutt:


"The water levels would not decline as much as would be the case without the water (Nacimiento pipeline) project; however, the currently contracted volume of Nacimiento water does not make up the entire deficit between build-out (with importation of 6,250 AFY of Nacimiento water by Atascadero, Templeton, and Paso Robles), groundwater storage in the basin would still decline at a rate of approximately 1,200 AFY."

Proposed developments in the San Miguel area will double the geographic area of its CSD and increase its population from 1600 to 5000 residents in five years. A single development called the San Miguel Ranch, by developer Mr. Brent Grizzle, will account for the majority of this increase. The permanent lowering of our water table is of significant concern.

Mr. Grizzle originally proposed a 324 parcel development, now revised to 345 parcels, is only possible because of the annexing of this development into the San Miguel CSD. Without the CSD's water and sewer services 293 of these parcels that range from 6000 square feet to .9 acre would not be permitted. Mr. Grizzle has gained support of the San Miguel CSD, in part, because he is giving his existing well and acreage near San Miguel's current sewer plant to the CSD. These gifts will encourage future development of agricultural parcels.

Developments that exceed what has been approved in the General Plan can only exacerbate the projected decline in our groundwater basin. These developments will further reduce water available to agriculture. If San Miguel desires development beyond the General Plan it should be required to participate in the Nacimiento Pipeline Project. I respectfully request that you deny the annexation of the San Miguel Ranch development into the San Miguel CSD.

Sincerely,

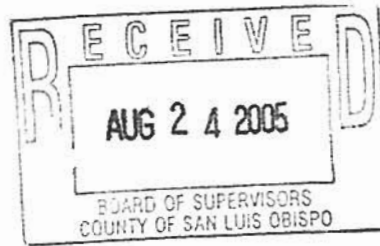


Paul Campomenosi
10950 Pear Valley Way
San Miguel, CA 93451
805-467-2373

* Paso Robles Groundwater Basin Study Phase II Final Report (dated February 2005) prepared by Fugro West Inc, ETIC Engineering Inc and Cleath and Associates

cc John Hand, SLO Planning Department

August 22, 2005



cc John Harnel
Planning

Re: San Miguel Ranch Development and infrastructure

Dear Supervisors Ovitt, Lenthall, Achadjran, Bianchi, Patterson

If San Miguel Ranch Development and other housing developments are approved San Miguel population will swell from 1600 currently to above 4000 in 5 years. If annexation of San Miguel Ranch is approved the San Miguel CSD geographic area will double in size. Ensuring San Miguel conducts the proper planning and has sufficient future revenues to support this development rests upon the SLO County government.

The City of San Miguel has not made any assessment of long term infrastructure costs regarding police, fire, paramedics, water and sewer or schools. When asked the reply is that the developer fees will cover the cost. No apparent assessment has been made of future revenues verses routine operating and maintenance costs for these services.

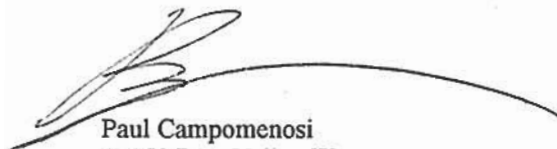
Police Protection. A recent San Miguel Advisory Council presentation by a Sheriff Deputy indicated that there are two deputies on duty to cover 1300 square miles. He indicated that those with less than honorable intentions routinely listen to radio communications to locate sheriff cars so to identify unprotected areas. SLO County will need to increase the Sheriff's budget commensurate with population increases in the North County.

Fire Protection. San Miguel Fire Department operates with 13 to 17 volunteer firemen. When San Miguel Ranch Development is approved the geographic area they will need to protect will double. When the other proposed developments are approved and completed they will be protecting 2.5 to 3 times the number of residents. A CSD representative indicated their current budget is only \$125,000 per year and they need to replace a fire truck. How will the residents of San Miguel be protected in the future? The answer routinely given is that there is an agreement with Camp Roberts and the CFD. I suspect their budgets only reflect their basic responsibilities not the growth in the community. They are not the answer to the population growth in the North County.

Paramedics. San Miguel is 20 minutes travel time from the nearest paramedic unit or doctor. San Miguel is 30 minutes travel time from the nearest hospital. The housing developments in San Miguel are either high-end or low-end value housing. Residents in high-end housing are older and conversely those in low-end housing have larger families and those of child producing age. Are we placing an increasing number of citizens in a health care desert?

Schools. Lillian Larson School and the new school at Lake Nacimiento currently provide education for 460 students with at funded future expanded capacity of 700 and 280 respectively. Current approved and proposed developments will add approximately 600 and 200 new housing units in each area respectively. If you assume two children per housing unit, but only one is eligible for K-8th grade then 800 children will be seeking access to these schools. This will total some 1280 eligible students for 980 chairs. The San Miguel School district will require a school bond to meet future needs. What plans have been made to accommodate these children at the high school level?

When you make decisions consider the impact upon infrastructure.



Paul Campomenosi
10950 Pear Valley Way
San Miguel, CA 93451
805-467-2373

REC'D COPLAN
8/15/05/cm

August 11, 2005

Re: San Miguel Ranch Development and Light Pollution

Dear Supervisors Ovitt, Lenthall, Achadjran, Bianchi, Patterson

Thirteen years ago I purchased my property adjacent to what is now known as the San Miguel Ranch Development. I did so because of my love of astronomy, the North County being a wonderful place to live and the property has a dark sky.

The dark sky is protected to the north by two large military bases. I felt comfortable in purchasing my property because the properties around me were agriculturally zoned, relatively large and had restricted development dictated by your General Plan.

I then built the observatory pictured below. The light pollution from this development will make this observatory useless.

Retaining the agricultural zoning will minimize street lighting and minimize the number of owner occupied lights. Requiring the developer to retain agricultural zoning will minimize the number of parcels allowed, far fewer than the 324 currently proposed. Requiring the developer to adhere to our General Plan will help maintain the dark sky and the reasons why we live here.

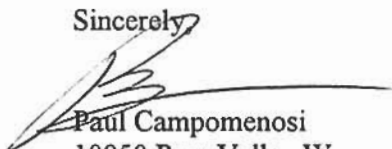
In the short term, you can require lighting (I prefer none) in this development and all future developments under your control adhere to dark sky standards. The use of high-pressure sodium lights saves 40% in operating cost over metal-halide lamps and 150 percent over mercury-vapor lights. Shielding lights with cut-off shields so they only direct light where needed reduces glare (see photos), it also preserves the dark sky and allows lower wattage lamps to be used.

In the long run, adopt dark-sky standards - your planning department can assist.

Finally, go outside at night and look and our marvelous heavens, you can control what you and your kids will see in the future.

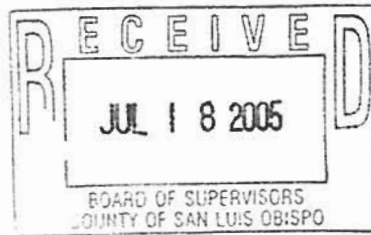
Thank you

Sincerely



Paul Campomenosi
10950 Pear Valley Way
San Miguel, CA 93451
805-467-2373

July 14, 2005



*Copy for
John Hand*

Re: San Miguel Ranch Development

Dear Supervisors Ovitt, Lenthall, Achadjran, Bianchi, Patterson

This letter is regarding the San Miguel Ranch development for 234 housing units on 550 acres the North West side of San Miguel.

I am not adverse to an individual profiting from the development of his land. This development is not compatible with the surrounding 15 to 20 acre parcels and is in variance of the General Plan. It places Rural Suburban parcels adjacent to agriculturally zoned properties. These RS properties (attached map area A) are less than 5 acres each. Mr. Grizzle then has approximately 80 Rural Suburban one acre parcels (area B). To the East of these parcels he has what appear to be 26 Rural Suburban parcels on hillcrests all not much larger than 2-3 acres (area C).

Recommendation:

Mr. Grizzle proposes 9 Residential Rural (RR) properties (area D) occupying 120.8 acres or an average of 13.4 acres per parcel (source c-5 Jun 7 BoS document). I believe this is a reasonable average size parcel and recommend that the number of these parcels be increased by 13 for a total of 22 Residential Rural parcels. This can be achieved by eliminating all Residential Suburban parcels west of Hwy 101 and replacing them with these 13 parcels.

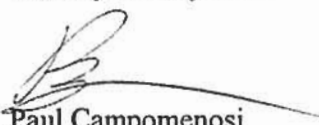
To offset the reduction in sales it is recommended that Mr. Grizzle increase the number of Residential Multi-family and Residential Single Family adjacent to Hwy 101 (area E). This action will help maintain San Miguel's commercial retail traffic, while restoring the rural nature of the project and the surrounding community.

I realize that Mr. Grizzle may not be able to maximize his return, but it does provide a reasonable return, it does provide water and sewer development to San Miguel and at maximum only reduces the eventual number of residents my less than 10% (if RMF and RSF is not possible).

Making it more personal.

I would prefer that the whole development remain agricultural with parcels greater than 20 acres, but I can live with the above. What if it is approved as proposed? I have indicated on the map where my property is located. I have also drawn a line of site on the map that mimics what is seen in the attached photo. I can accept looking out on 7 parcels of 13.4 acres verses 80 parcels of one acre.

Thank you for your time.


Paul Campomenosi
10950 Pear Valley Way
San Miguel, CA 93451
805-467-2373

Mr. John Hand FYI
Paul

June 23, 2005

JUN 27 2005
SLO CO STAFF DEPT

Board of Supervisors
San Luis Obispo

Re: San Miguel Ranch Project

Dear Board of Supervisors;

I am responding to the enclosed letter from Mr. Grizzle regarding his 350 new homes on 550 acres.

His project is proposing a General Plan amendment, zone change and annexation to the CSD. He blames the Planning Department for supporting your approved documents. It is reasonable for you to follow the guidance of your staff whose responsibility is to remind you of standards that you feel are valid.

I take issue with a few of Mr. Grizzle's points:

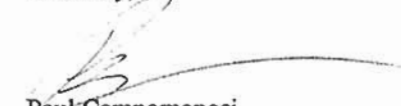
1. He has proposed a southern new road connecting 10th street that is "fully improved with asphalt, bike lanes and pedestrian path"; appropriate planning is necessary to ensure that this does not result in a high speed race way. It is obvious that this will not be a policed street, the drivers will not identify it as their community, and they will care even less that it is a residential agriculture area.
2. He cites a benefit to this project as solving San Miguel's water problems since it will not draw upon the bacteria laden Salinas River aquifer under San Miguel. It will instead draw upon the "quality" Lake Nacimiento aquifer under this development and the farm lands surrounding this project. He further indicates that not only the 100,000 gallons a day (100 gallons x 1000 people) needed to support the developments' residents, but San Miguel CSD can drill a well and take 1000 gallons per hour for their use. This is appropriation of another party's water.

It not known that the two aquifers are separate. Will the increased pumping cause the bacteria and other contaminants to flow from the Salinas aquifer and contaminate the Lake Nacimiento aquifer? Will such a down draft endanger existing wells? This is not worth the risk.

3. Mr. Grizzle's frame of reference is from Southern California. It is expected that he would consider sprawl normal. He believes the only use for agricultural land is for new homes. He demeans the County Agricultural Commissioner who finds fault in supporting the General Plan and supporting agriculture. He believes that "small towns in the county should be encouraged to accommodate future housing developments." He finishes by calling his development "acceptable"

I do not believe this is acceptable. We should retain our rural environment. He should be made to adhere to the General Plan. This is why people are coming to San Luis Obispo County from Northern and Southern California. I urge you to do what is right for the community.

Sincerely,


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